

Route 50 Task Force Architectural and Landscaping Design Guideline Appendices – June 2005

The Route 50 task force reviewed and evaluated the following materials created by the working groups. Each of the appendices is attached in their entirety. The Route 50 task force reviewed the appendices and made the following recommendations:

1. The Loudoun County Entrance Gateway Guidelines (Appendix 1), prepared by Lewis, Scully, and Gionet have been accepted and endorsed by the task force for full implementation. The task force has requested that any required zoning ordinance amendments be initiated. By consensus direction from the Board of Supervisors on March 1st, this material has been forwarded to the Zoning Ordinance Review Committee.
2. A (volunteer, non-regulatory) Architectural Review Committee should be established to review all Route 50 applications before, or as part of formal submission to the County. Consideration should be given to convening interested volunteers to continue to review the material in the following appendices and make recommendations to the Board of Supervisors for review and adoption of the design guidelines for possible use in the review of land development applications.

Appendix I-A – Loudoun County Entrance Gateway Guidelines

The Gateway Guidelines initiated by Segment 1 and prepared by Lewis Scully Gionet address buffer setback planting opportunities for existing and future businesses along the Route 50 corridor and represent an attempt to create a “Gateway to Loudoun County” in conjunction with the CLI zoning classification. The goals of these proposed guidelines are to provide a uniform and cohesive theme along the corridor, preserve cultural attributes and incorporate them into the corridor design, and create a boulevard theme that transitions into a parkway theme. Guidelines are presented, including planting details for canopy trees, evergreen trees, understory trees, shrubs, as well as an expanded plant list. The guidelines provide potential before and after representations as a launching point, development scenarios are described using existing pictures along with computer-enhanced pictures of the potential vision.

Appendix I-B – Appearance – Lighting, Signage and Landscaping Features

The Appearance-Lighting, Signage and Landscaping-Feature Recommendations created by Segment 2 participants outline

recommended standards related to improving the appearance of the Route 50 corridor. This includes concepts related to proposed lighting standards, and suggestions for a comprehensive monument and signage plan.

Appendix I-C – Architectural Guidelines and Themes

The preliminary recommendation of an architectural theme from the Segment 2 participants includes a gateway theme that could be implemented by streetscape elements. A table is included that outlines proposed standards in the following categories: building walls, building orientation, building roofs, site walls and screening, parking, lighting, utilities.

Appendix I-D – Design Guidelines Manual

A draft Design Guidelines Manual prepared by CMSS Architects PC, as part of Segment 3 efforts, builds on the Segment 2 material and represented the task force's effort to consolidate many of the recommendations made by the working groups. Because additional work is needed to complete a unified set of guidelines, the task force directed that the design guideline information become part of an appendix to serve as a starting point for future work. For reference, the manual includes a glossary of architectural terms, an example manual from Henrico County's Village of Rocketts Landing, and pictures of Middleburg and Aldie to establish existing corridor examples. The manual also includes a foundation of specific guidelines in building design, landscape design, streetscape design, signage, lighting, administrative procedures for a design review board.

Appendix I-E – Heritage & Resource Group – Draft Design Guidelines

The Community Design Guidelines by the Historic and Cultural Group provides design approaches and suggested guidelines for broad types of community development. The guidelines include site planning considerations, land use arrangements, building siting and design, landscape and buffering, and traffic access issues for residential communities, commercial shopping centers, village commercial centers, and office and research sites. The report also suggests requirements for telecommunication facilities and signage. The task force did not endorse or support the specific content of this appendix, and requested that this information, along with the other similar design guideline recommendations included herein, become part of the overall design guideline appendix, and be subject to further review by an entity such as a Route 50 Architectural Review Advisory Board or Committee.